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**RECEIVED**

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**PLANNING BOARD  
GRAFTON, MA**

Town of Grafton  
Board of Selectmen  
Grafton Municipal Center  
30 Providence Road  
Grafton MA 01519

Grafton Affordable Housing Trust  
C/O Planning Department  
Grafton Municipal Center  
30 Providence Road  
Grafton MA 01519

Re: Proposed 40(B) Development at 23 Prentice Street, North Grafton

Dear Board of Selectmen and Affordable Housing Trust:

I am a resident of North Grafton and I am writing to express my opposition to the proposed 54-unit apartment complex to be located at 23 Prentice Street in North Grafton. I urge you to deny the request by Sotir Papalilo to build this complex for the following reasons:

**Traffic congestion.** Currently, this area of North Grafton already has some of the worst traffic congestion in the Town of Grafton. There is severe congestion on Route 140 from the area of the proposed development all the way past Bridge Street during rush hour. The addition of the proposed apartment complex will add to this existing traffic problem. I note that the developer claims he will do a "traffic study." I respectfully suggest that no study is needed. Simply drive down Route 140 from Prentice Street towards Grafton Town Center on any weekday between 4pm and 6pm and you will experience the traffic. Please do not make this existing problem worse for the residents of this area.

**The apartment complex does not fit in with the character of the surrounding neighborhood.** Grafton is a semi-rural area. The area surrounding the proposed development consists of single family homes. The addition of a high density apartment complex in this area will change the character of the neighborhood and will not fit in aesthetically with the surrounding area. As far as I know, there are no high density apartment complexes in Grafton. 54 units on 2 acres is a very dense development. You have a responsibility to your constituents to preserve Grafton as a semi-rural, peaceful area. Personally, I moved from the New York City area two years ago in order to live in a

quiet rural area without congestion. There are apartment complexes in Shrewsbury and Worcester. Do we really want them to start cropping up in Grafton?

**There are ball fields directly across the street from the proposed development.**

During the spring, summer and fall, the ball fields are filled with children and little league games and tournaments. The children often run across the street without looking. Building a high density apartment complex in this area is a recipe for disaster. It is only a matter of time before a child gets hit by a car due to the awful traffic congestion and frustrated drivers that will be in the area if this is built.

**The development is being approved for expeditious reasons only, without due consideration for the town and neighborhood.**

It is my understanding that if the Town approves this development, then Grafton will be allowed to “freeze” any new proposed 40(B) projects. This seems to be the major reason driving the Board’s consideration of this project. If you approve this project, you do not have to allow any more 40(B) units. However, while this complies with the letter of the 40(B) law, it does not comply with the spirit of the law. I am a firm believer in 40(B) housing and I live in a 40(B) development. However, the town should not just allow one large 40(B) development, at the cost of the residents of the area, just so that they do not have to allow any more.

The 40(B) law promotes economic diversity and allows lower income families and individuals to afford to rent or buy homes. These are laudable goals and it is the responsibility of the Board of Selectmen and the Affordable Housing Trust to apply the law in a way that benefits all. To simply allow a large development in one area so that you can then deny any more proposed 40(B) projects is simply wrong.

It is entirely possible to have 40(B) housing in Grafton which fits in with the town’s aesthetic. For example, the Flint Pond Estates Condominium Complex is a 40(B) development which does not in any way detract from the surrounding neighborhood. I know this because I live there.

**There is already a 40(B) development just two blocks from the proposed development at 23 Prentice Street.**

The Flint Pond Estates Condominium Complex is a 72 unit 40(B) complex which was also built by Sotir Papalilo. The Flint Pond Estates Complex is only 2 blocks from the proposed new 40(B) development. In order to promote economic diversity in Grafton as a whole, the 40(B) developments should be placed throughout the Town, and not just clustered in one corner of North Grafton. This was not the intent of the 40(B) law.

**Property values in the nearby areas will decrease.** North Grafton is not a wealthy suburb. It is an average town, with average income. The median household income in North Grafton is \$73,000. The average per capita income in North Grafton is \$36,000. This is an area of working people and for most of them, their homes are by far their biggest financial asset. These are people who worked their whole lives and bought houses with the hopes that their homes will grow in value or at least retain their value. Most of the residents of the area do not have a large “safety net” to fall back on, and to have their

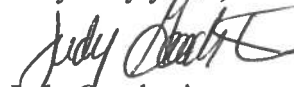
homes lose value as a result of a short-sighted decision by the Selectmen would be a very hard hit for them.

**Property values in North Grafton have already fallen as a result of the Propane Gas facility.** Please do not further devalue these homes by placing a large high density apartment complex in this area. We already have had the LPG facility foisted on us.

I urge you to consider this project carefully, and I urge you to deny the application by Sotir Papalilo.

Thank you.

Very truly yours,



Judy Goodstein

cc: Rep. David Muradian